

City of Glendale
Community Development Department
Design Review Staff Report – Single Family

Meeting/Decision Date: February 24, 2020	Address: 2181 E. Chevy Chase Drive
Review Authority: <input type="checkbox"/> DRB <input checked="" type="checkbox"/> ADR <input type="checkbox"/> HPC <input type="checkbox"/> CC	APN: 5663023063
Case Number: PDR 1918507	Applicant: Claudia Pizarro
Prepared By: Milca Toledo, Senior Planner	Owner: Jose Antonio Flores and Young Choi

Project Summary

The applicant is proposing to expand the existing two-story, 2,648 square-foot single-family house (built in 1931) by adding 1,872 square feet total to the first and second floors and add 104 square feet to the existing two-car detached garage, thereby creating a three car garage.

The proposed work includes:

- Interior and exterior remodel (sides and rear only). No changes proposed to the front façade facing Chevy Chase Drive.
- A 1,872 square-foot expansion to the existing house at the rear and east side of the property as follows: 1,168 square-foot addition to the first floor and 704 square feet to the existing second floor. The total floor area with the addition will be 4,520 square feet.
- Adding 104 square feet to the existing 523 square-foot detached garage at the west side resulting in a three-car garage, which complies with Zoning requirements.
- New multi-light wood windows at the additions.
- Expand the existing driveway in order to provide access to the new parking space.
- New two-piece Spanish tile roof for the addition and replace existing roof material on the garage with Spanish clay tile to match the house.
- White color – Smooth hand trowel to match existing.

Existing Property/Background

The 15,335 square-foot property is developed with a one-story, 2,648 square-foot two-story single-family house constructed in 1931 and a detached two-car garage built circa 1940. Access to the garage is and will remain from the existing driveway at the rear east side of the property on Chevy Oaks Drive. The property has a regular rectangular shape with a gently sloping north-to-south cross slope; however, the house is situated on a relatively flat portion of the site. The west façade (facing Acorn Pl.) has been altered several times over the years, primarily at and adjacent to the area of new construction. The house does not appear to be eligible for listing in the Glendale Register. The corner property is bounded by E. Chevy Chase to the south, private property and an LA County Flood Control easement to the west facing Acorn Place, Chevy Oaks Drive to the east and private property to the north. Several mature trees on the property, including two protected oak trees on the east side, will remain.

Staff Recommendation

☐ Approve ☒ Approve with Conditions ☐ Return for Redesign ☐ Deny

Last Date Reviewed / Decision

☒ First time submittal for final review.
☐ Other:

Zone: R1R FAR District: II

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals

- ☒ None
☐ Other:

CEQA Status:

- ☒ The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines because the proposed addition to the existing house will not result in an increase of more than 10,000 SF and all public services and facilities are available
☐ The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines because
☐ Other:

Site Slope and Grading

- ☐ None proposed
☒ Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.
☐ 1500 cubic yards or greater of earth movement:

☐ 50% or greater current average slope:

Comparison of Neighborhood Survey:

	Average of Properties within 300 linear feet of subject property	Range of Properties within 300 linear feet of subject property	Subject Property Proposal
Lot size	13,361 SF	2,961 SF -141,570 SF	15,335 SF
Setback	16.5 ft.	15 ft. - 50 ft.	30 ft.
House size	1,712 SF	1,094 SF - 5,619 SF	4,520 SF
Floor Area Ratio	0.22	0.03 - 0.37	0.30
Number of stories	1	87% one story 13% two story	2

DESIGN ANALYSIS

Site Planning

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location

- ☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

- ☐ Setbacks of buildings on site
☐ Prevailing setbacks on the street
☐ Building and decks follow topography

Garage Location and Driveway

- ☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

- ☐ Predominant pattern on block
☐ Compatible with primary structure
☐ Permeable paving material
☐ Decorative paving

Landscape Design

☒ yes ☐ n/a ☐ no

If “no” select from below and explain:

- ☐ Complementary to building design
- ☐ Maintains existing trees when possible
- ☐ Maximizes permeable surfaces
- ☐ Appropriately sized and located

Walls and Fences

☒ yes ☐ n/a ☒ no

If “no” select from below and explain:

- ☒ Appropriate style/color/material
- ☐ Perimeter walls treated at both sides
- ☐ Retaining walls minimized
- ☐ Appropriately sized and located

The existing chainlink fence located at the front of the property does not complement the house and encroaches into the setback along the east side. A condition is included to either remove the fence or replace with an appropriate style that complements the site and the existing Spanish style house and complies with zoning regulations.

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The 22-foot front setback along Chevy Chase Drive and Chevy Oaks Drive will remain unchanged. Given the property’s visible corner location facing three streets, the additions to the first and second floors are appropriately located at the rear portion of the house and meet or exceed all required setbacks.
- The existing detached garage will be expanded towards the property's interior yard in order to accommodate the required third parking space. The existing location of the garage and access via the existing driveway along the east side of the property will remain. Overall, the garage footprint will not significantly change and, therefore, is appropriate to the site.
- Existing driveway, walkways and landscaping will remain. A new swimming pool is proposed along the north side of the property, which is appropriate to the site.
- The existing perimeter fences and site walls at the sides and rear of the property will remain unchanged except for the interior fence adjacent to the driveway, which will be removed in order to accommodate the garage expansion. A new four-foot high stucco wall is proposed adjacent to the driveway facing the property’s interior courtyard.
- The existing chain link fence extending toward the north from the house and facing E. Chevy Chase Drive is not appropriate to the style of the house. Further, the fence is encroaching into the front 15-foot setback along Chevy Oaks Drive, which is Code violation. A condition is included to remove or replace the fence with a style and material that complements the Spanish style of the house and complies with zoning regulations.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

☒ yes ☐ n/a ☐ no

If “no” select from below and explain:

- ☐ Appropriate proportions and transitions
- ☐ Relates to predominant pattern

☐ Impact of larger building minimized

Building Relates to Existing Topography

☒ **yes** ☐ n/a ☐ no

If “no” select from below and explain:

- ☐ Form and profile follow topography
- ☐ Alteration of existing land form minimized
- ☐ Retaining walls terrace with slope

Consistent Architectural Concept

☒ **yes** ☐ n/a ☐ no

If “no” select from below and explain:

Concept governs massing and height

Scale and Proportion

☒ **yes** ☐ n/a ☐ no

If “no” select from below and explain:

- ☐ Scale and proportion fit context
- ☐ Articulation avoids overbearing forms
- ☐ Appropriate solid/void relationships
- ☐ Entry and major features well located
- ☐ Avoids sense of monumentality

Roof Forms

☒ **yes** ☐ n/a ☐ no

If “no” select from below and explain:

- ☐ Roof reinforces design concept
- ☐ Configuration appropriate to context

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The existing two story volumes at the front and rear portions of the house will remain, with the two story addition infilling the area between them that fronts onto Acorn Place (at the location of the existing breezeway and second story connector that will be demolished). The new massing at the addition will not impact any adjoining neighbors and is reflective of the existing massing.
- The one story playroom addition facing Acorn Place at the north end of the property will appropriately step down from the two story portion of the house to avoid any impact on the neighbor to the north.
- The portions of the two story addition that face the interior of the property, including the new stair turret, will not be visible in the context of the front façade as seen from Chevy Chase and will be distant from the east property line and the neighbors across Chevy Oaks, therefore not overwhelming the existing volume or creating an overbearing presence toward the neighbors.
- Overall, the building’s massing, scale, and proportions relate to the existing house and other homes in the neighborhood.

Design and Detailing
Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing
☒ yes ☐ n/a ☐ no

Entryway
☐ yes ☒ n/a ☐ no

- If “no” select from below and explain:*
- ☐ Well integrated into design
 - ☐ Avoids sense of monumentality
 - ☐ Design provides appropriate focal point
 - ☐ Doors appropriate to design

Windows
☐ yes ☐ n/a ☒ no

- If “no” select from below and explain:*
- ☒ Appropriate to overall design
 - ☐ Placement appropriate to style
 - ☒ Recessed in wall, when appropriate

A condition is recommended to ensure the window grid pattern is appropriate to the style of the house and all new or windows to be replaced are constructed with a wood sill and frame and recessed within the opening. Another condition is recommended to clarify the drawings to show that the windows at the side facades of the front portion of the house will retain their existing wood windows.

Privacy
☒ yes ☐ n/a ☐ no

- If “no” select from below and explain:*
- ☐ Consideration of views from “public” rooms and balconies/decks
 - ☐ Avoid windows facing adjacent windows

Finish Materials and Color
☐ yes ☐ n/a ☒ no

- If “no” select from below and explain:*
- ☐ Textures and colors reinforce design
 - ☐ High-quality, especially facing the street
 - ☐ Respect articulation and façade hierarchy
 - ☐ Wrap corners and terminate appropriately
 - ☐ Natural colors used in hillside areas

The design proposed for the railings at the new second floor balconies facing Acorn Place is too elaborate for the style of the house. These should be redesigned to closely match the style and detailing of the wrought iron Juliet balcony at the front façade. The balcony railings facing the interior will only be seen from a greater distance, however, staff suggests using the same design for the railings facing the interior of the property.

Paving Materials

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Decorative material at entries/driveways
- ☐ Permeable paving when possible
- ☐ Material and color related to design

Equipment, Trash, and Drainage

☐ **yes** ☐ **n/a** ☒ **no**

If “no” select from below and explain:

- ☒ Equipment screened and well located
- ☒ Trash storage out of public view
- ☒ Downspouts appropriately located
- ☐ Vents, utility connections integrated with design, avoid primary facades

Downspouts, trash area and mechanical equipment areas are not clearly depicted on the drawings. A condition is recommended to ensure these items are clearly identified and located in an appropriate location on the site.

Ancillary Structures

☐ **yes** ☐ **n/a** ☒ **no**

If “no” select from below and explain:

- ☐ Design consistent with primary structure
- ☐ Design and materials of gates complement primary structure

A condition is recommended to replace the garage doors shown on the elevations with a style that is similar to the existing as-built conditions (e.g., aluminum or wood material with a solid square panel door with windows). Alternatively, propose a different design for all garage doors that is complementary to Spanish style architecture.

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed white color, smooth steel troweled stucco finish for the buildings (house and garage) are appropriate and will complement the existing house and the neighborhood.
- Overall, the use of color, material, iron and custom wood details are appropriate to the home's Spanish Colonial Revival style.
- Wood casement windows are proposed for the addition and two existing windows at the living room (east side) will be replaced. Overall, the windows are appropriate to the building's style and the neighborhood in terms of their material and operation. However, the grid pattern shown on sheets A3.18 and A3.19 is not appropriate to the style of the house. A condition is included to ensure that all new and replaced windows are recessed within the opening and constructed with a wood sill underneath.
- The balconies at both sides of the second floor addition are appropriately integrated to the building design and the neighborhood. Both locations are appropriately setback from the street because they are setback from the street and neighboring properties and respect their privacy.
- The use of wrought iron details on the house and balcony railings are appropriate. However, the style of the new railings on the two second floor balconies facing Acorn Place are too ornate and do not complement nor are consistent with the existing balcony railings on front of the house. A condition is added to revise the proposed railings on the second floor (facing Acorn Place) to match the existing design and style of the second floor balcony railing facing Chevy Chase Drive. Consider using the same design for the railings facing the interior of the property.

- The Planning staff suggests using the same recommendation for the balcony railings facing the interior of the property.
- The existing roof material on the garage will be replaced with Spanish tile to match the house, which is appropriate and complementary to Spanish architecture.
- The garage door will be replaced with a wood (16-foot wide) door and a new single door will be installed at the new expanded area. A condition is added to ensure that the style/design of the new garage doors are similar to the existing garage door or install new doors, which complement Spanish architecture.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **approval with conditions**, as follow:

Conditions

1. Submit a window detail showing new and replacement windows recessed within the openings and constructed with a wood frame and sill underneath.
2. Revise the window grid pattern shown on sheets A3.18 and A3.19 to reflect the grid pattern shown on the elevation drawings, which is appropriate to the style of the house.
3. Clarify the drawings to show that the windows at the side facades of the front portion of the house will retain their existing wood windows, as is the case at the front facade.
4. That two-piece Spanish tile be installed on the addition and garage to match the existing Spanish roof tile on the house.
5. That the garage dimensions shall comply with zoning standards for a three-car garage.
6. That the existing chainlink fence located at the front of the property be removed or replaced with a style that is complementary to Spanish Revival architecture and does not encroach into any required street front setback areas.
7. Replace the garage doors shown on the elevations with a style that is similar to the existing as-built conditions (e.g., aluminum or wood material with square panels with or without windows). Alternatively, propose a different design for all doors that is complementary to Spanish style architecture.
8. Replace the proposed railings on the second floor (facing Acorn Place) to match the existing design and style of the second floor balcony railing facing Chevy Chase Drive. Consider using the same design for the railings facing the interior of the property.
9. That the drawings be revised to show black color for the existing iron balcony railing at the front (facing Chevy Chase Drive) to reflect the current conditions.
10. That a window schedule, similar to the City's window handout schedule, be included with the plans.
11. Clearly depict all downspouts/gutters on the elevation drawings.
12. Show an appropriate designated trash storage area on the site plan.
13. Show an appropriate designated mechanical equipment area on the site plan.

Attachments

1. Location Map
2. Neighborhood Survey
3. Photos of Existing Property
4. Reduced Plans

#14 SURVEY LIST

SUBJECT PROPERTY #	ADDRESS	CITY, STATE, ZIP	# of STORIES	SET BACK	HOUSE SIZE	LOT SIZE	FAR %
6	2157 EAST CHEVY CHASE DRIVE	GLENDALE, CA 91206	1	15	1674	7170	0.233472803
7	2159 EAST CHEVY CHASE DRIVE	GLENDALE, CA 91206	1	15	1294	10890	0.11882461
8	2161 EAST CHEVY CHASE DRIVE	GLENDALE, CA 91206	1	15	1263	13939	0.090609082
9	2167 EAST CHEVY CHASE DRIVE	GLENDALE, CA 91206	1	15	1194	7189	0.166087077
10	2169 EAST CHEVY CHASE DRIVE	GLENDALE, CA 91206	1	15	1177	7394	0.159183121
12	2203 EAST CHEVY CHASE DRIVE	GLENDALE, CA 91206	1	15	1497	5855	0.255678907
13	2207 EAST CHEVY CHASE DRIVE	GLENDALE, CA 91206	1	15	1287	6186	0.208050436
14	2211 EAST CHEVY CHASE DRIVE	GLENDALE, CA 91206	1	15	1142	6063	0.1883556
15	2219 EAST CHEVY CHASE DRIVE	GLENDALE, CA 91206	1	15	1094	5842	0.187264635
16	2221 EAST CHEVY CHASE DRIVE	GLENDALE, CA 91206	1	15	1796	5844	0.307323751
25	2220 EAST CHEVY CHASE DRIVE	GLENDALE, CA 91206	1	15	1106	7142	0.154858583
26	2214 EAST CHEVY CHASE DRIVE	GLENDALE, CA 91206	1	15	1048	6969	0.150380255
28	2210 EAST CHEVY CHASE DRIVE	GLENDALE, CA 91206	1	15	1621	7106	0.228117084
28	2204 EAST CHEVY CHASE DRIVE	GLENDALE, CA 91206	1	15	1820	6477	0.280994287
29	619 CHEVY OAKS DRIVE	GLENDALE, CA 91206	2	15	1975	2961	0.66700439
30	2180 EAST CHEVY CHASE DRIVE	GLENDALE, CA 91206	1	15	1559	9180	0.169825708
31	2178 EAST CHEVY CHASE DRIVE	GLENDALE, CA 91206	1	15	1333	7168	0.185965402
32	2174 EAST CHEVY CHASE DRIVE	GLENDALE, CA 91206	1	15	2772	13939	0.19886649
33	2176 EAST CHEVY CHASE DRIVE	GLENDALE, CA 91206	2	50	5619	141570	0.039690612
34	2170 EAST CHEVY CHASE DRIVE	GLENDALE, CA 91206	1	15	1345	7846	0.17142493
35	2166 EAST CHEVY CHASE DRIVE	GLENDALE, CA 91206	1	15	1415	6395	0.221266615
36	2160 EAST CHEVY CHASE DRIVE	GLENDALE, CA 91206	1	15	1606	6940	0.231412104
37	2150 EAST CHEVY CHASE DRIVE	GLENDALE, CA 91206	2	15	2746	7245	0.379020014

AVERAGE	AVERAGE	AVERAGE
1712.30435	13361.3	0.217116369

NOTE: 10 SURVEY 74
00 4 13 51 MON 612

SUBJECT PROPERTY PHOTOS:

**2181 E Chevy Chase Drive
Glendale, CA 91206**



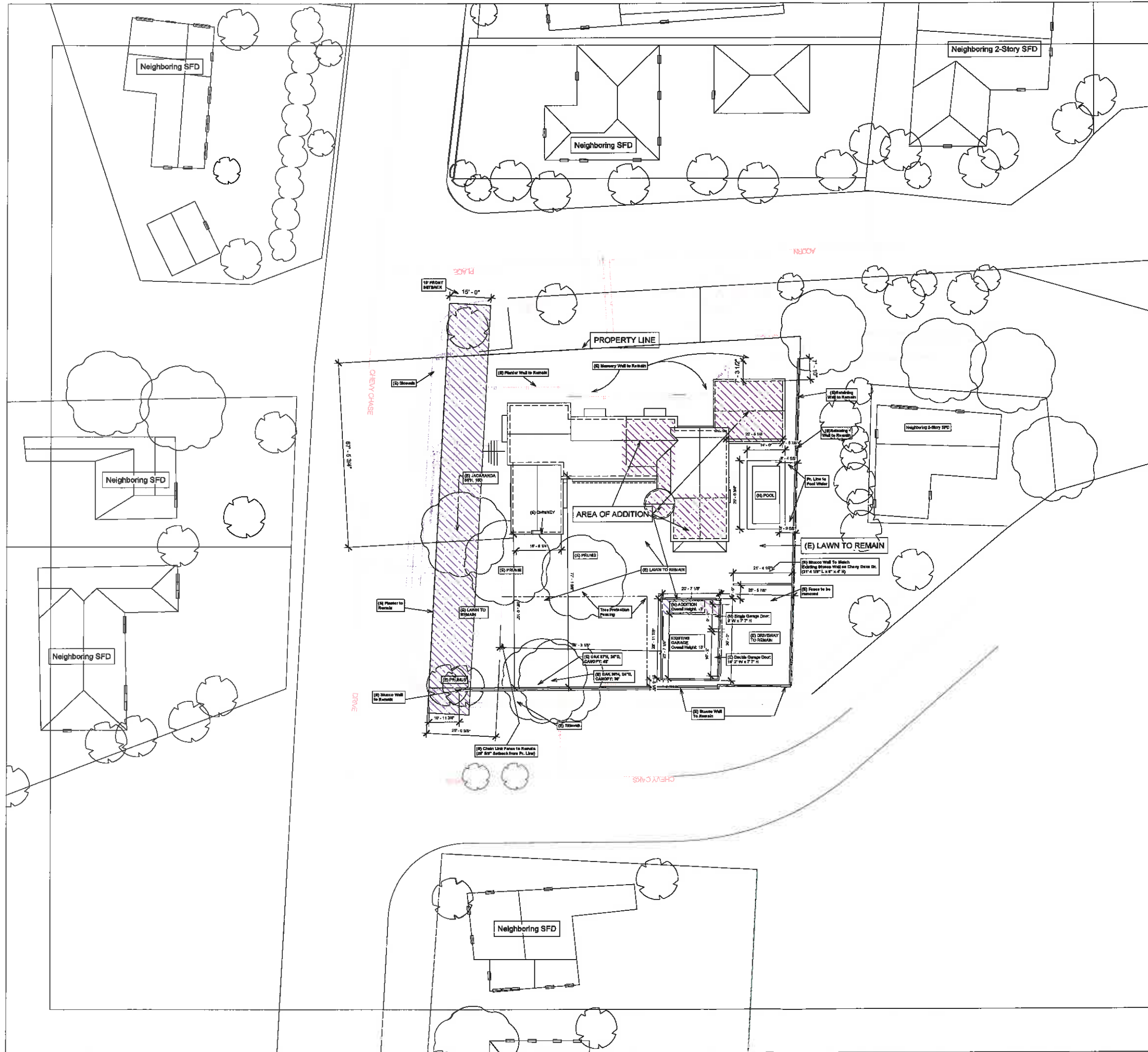
SUBJECT PROPERTY PHOTOS:

**2181 E Chevy Chase Drive
Glendale, CA 91206**



SUBJECT PROPERTY PHOTOS:
2181 E Chevy Chase Drive
Glendale, CA 91206





PROJECT DATA

(E) FLOOR AREA MAIN HOUSE
(E) HOUSE GROUND FLR 1,535 S.F.
(E) HOUSE SECOND FLR 1,113 S.F.
TOTAL 2,648 S.F. (ASSESSORS 2,156 SF)

(E) 2-CAR GARAGE = 523 S.F.

(N) FLOOR AREA MAIN HOUSE

ADDITION
(N) GROUND FLR 1168 S.F.
(N) SECOND FLR 704 S.F.
TOTAL 1,872 S.F.

(N) GARAGE ADDITION 104 S.F.

(E) TOTAL 2,648 S.F.
(N) TOTAL 1,872 S.F.
GRAND TOTAL = 4,520 S.F. (NOT INCLUDING (N)+(E) GARAGE)

(N) OUTDOOR PATIO & BALCONY

GROUND FLR = 139 S.F.
SECOND FLR = 158 S.F.

LOT AREA: 15,355 SF

F.A.R. CALCS:

10,000 SF X 40% = 4,000 S.F.
5,355 SF X 10% = 535 S.F.
TOTAL ALLOWABLE = 4,535 S.F.

(N)+(E) FLR AREA = 4,520 SF
(E) GARAGE = 0 SF (627 SF - 700 SF (EXEMPTION))
TOTAL = 4,520 SF

4,520 SF < 4,535 SF MAX

LOT COVERAGE CALCS:

15,355 SF X 40% = 6,134 S.F. MAX

MAIN HOUSE = 4,520 SF

(N)+(E) GARAGE = 627 SF

GROUND FLR = 139 S.F.

SECOND FLR = 158 S.F.

TOTAL = 5,444 S.F.

5,444 SF < 6,214 SF

LANDSCAPE COVERAGE CALCS:

LANDSCAPE AREA = 9,841 S.F.

LANDSCAPE RATIO TO LOT = 63%

Koffka/Phakos Design
6404 Hollywood Blvd.
Suite 405
Los Angeles, CA 90028

Flores - Choi
Residence
2181 E. Chevy
Chase Dr.
Glendale, CA
91206

REVISION SCHEDULE

ISSUED TO	REV	REV
	DATE	#
	DATE	1

ISSUE DESCRIPTION

BID SET	00000018
PLAN CHECK SET	00000018

SHEET TITLE:
SITE/ ROOF PLAN

SCALE: 1/16" = 1'-0"

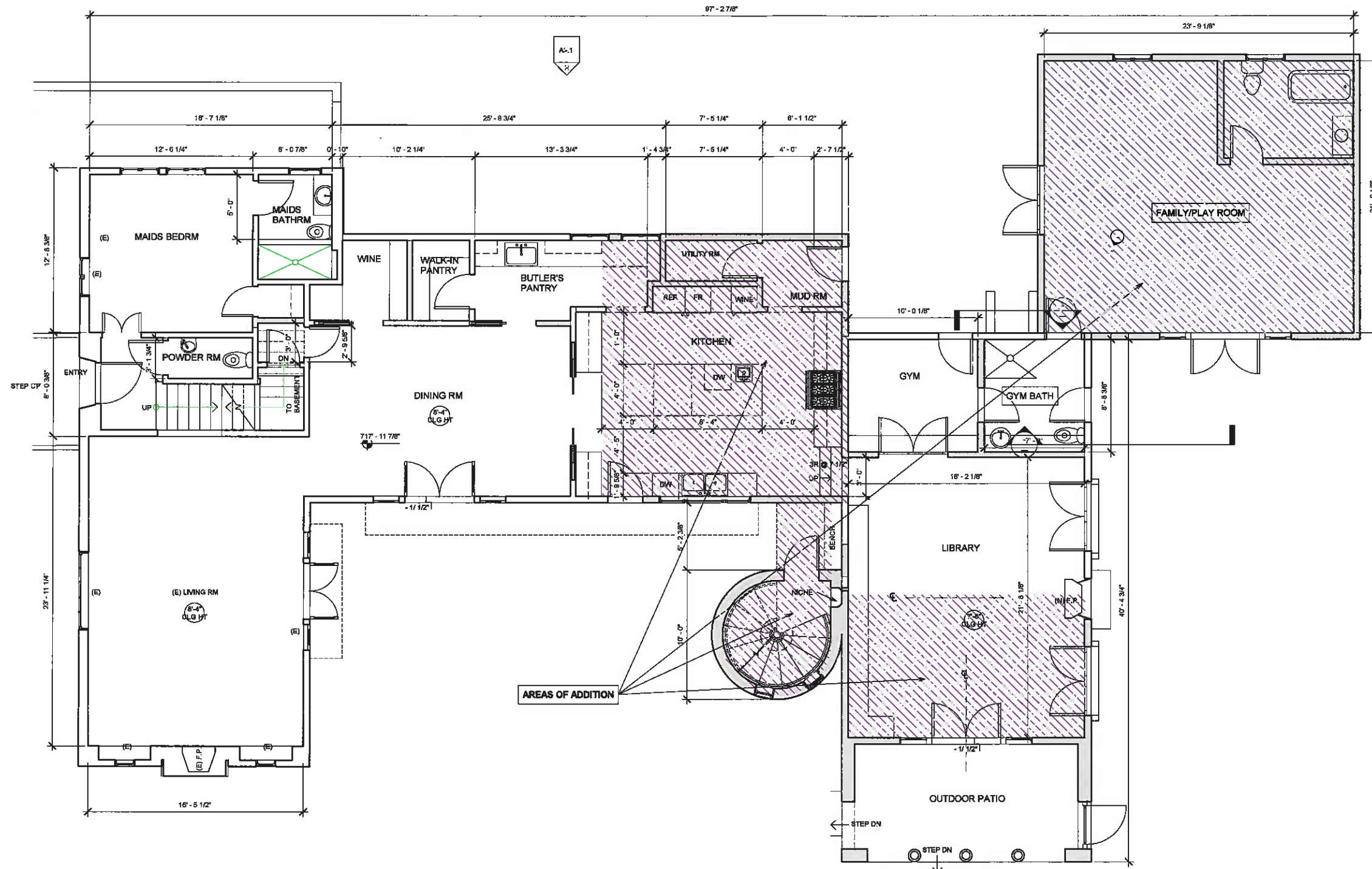
DATE: Issue Date

CADD FILE: PROJECT NUMBER: 398

SHEET NUMBER:

A1.1

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1 FIRST FLOOR PLAN- SHEET
SCALE: 1/4" = 1'-0"



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REVISION SCHEDULE

ISSUED TO	REV DATE	REV #

ISSUE DESCRIPTION

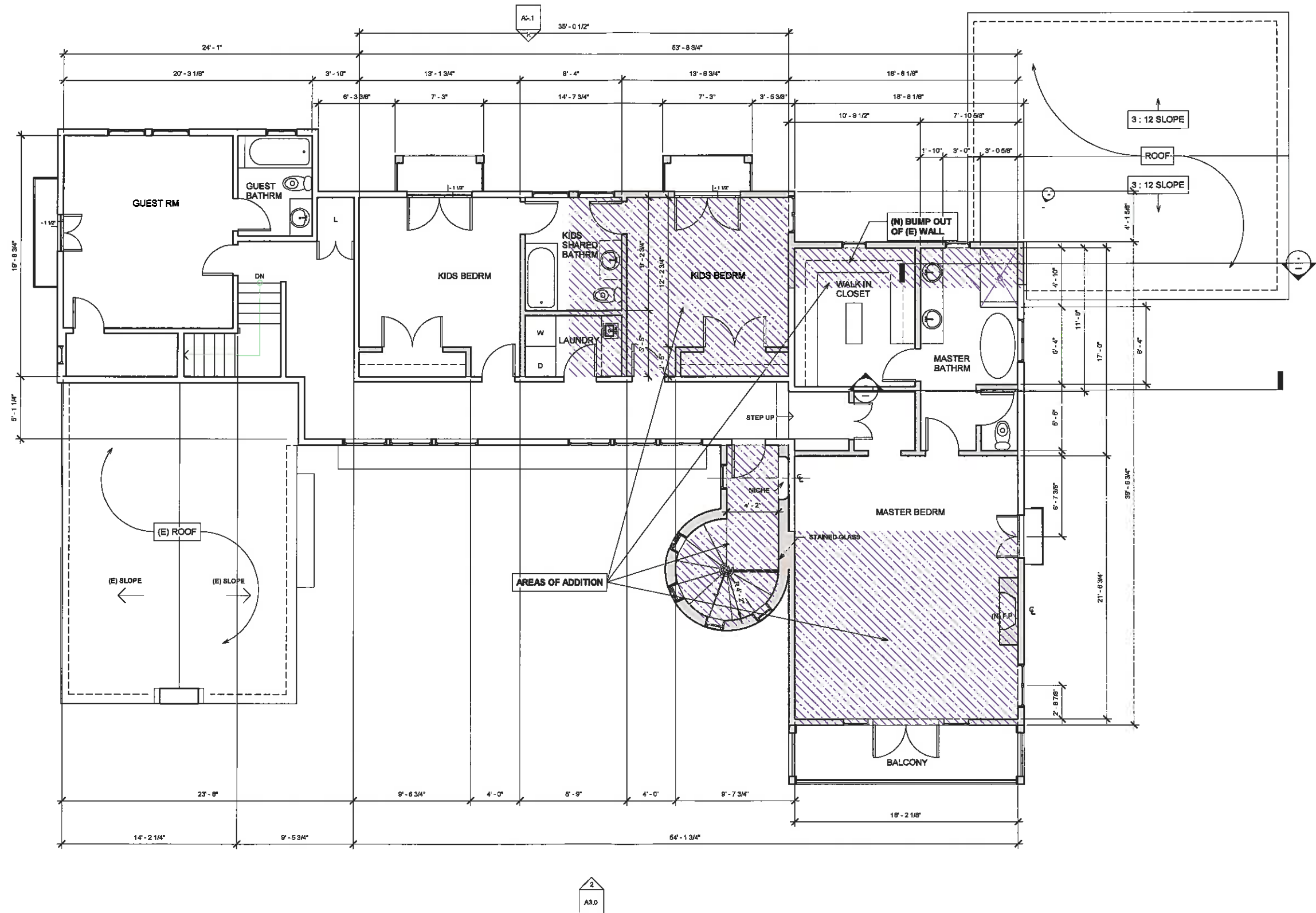
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PLAN CHECK SET	00000018

SHEET TITLE:
GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"
DATE: Issue Date
CADD FILE: PROJECT NUMBER: 398
SHEET NUMBER:

A2.2

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1 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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REVISION SCHEDULE

ISSUED TO	REV DATE	REV #

ISSUE DESCRIPTION

BID SET	0000018
PLAN CHECK SET	0000018

SHEET TITLE:
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
DATE: Issue Date
CADD FILE: PROJECT NUMBER: 398
SHEET NUMBER:

A2.3

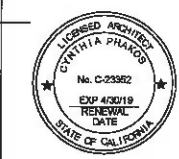


1 NORTH- ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST- ELEVATION
SCALE: 1/4" = 1'-0"

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REVISION SCHEDULE		
ISSUED TO	REV DATE	REV #
ISSUE DESCRIPTION		
BID SET		XX/XX/18
PLAN CHECK SET		XX/XX/18
SHEET TITLE:		
BUILDING ELEVATIONS		
SCALE:		
1/4" = 1'-0"		
DATE:		
Issue Date		
CADD FILE:	PROJECT NUMBER:	
	398	
SHEET NUMBER:		
A3.0		

1402000 11.13.18 AM



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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REVISION SCHEDULE

ISSUED TO	REV DATE	REV #

ISSUE DESCRIPTION

BID SET	00/00/18
PLAN CHECK SET	00/00/18

SHEET TITLE:
BUILDING ELEVATIONS

SCALE: 1/4" = 1'-0"

DATE: Issue Date

CADD FILE: PROJECT NUMBER: 398

SHEET NUMBER:

A3.1

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WINDOW SCHEDULE					
MARK	TYPE	WIDTH	HEIGHT	COLOR	REMARKS
GROUND FLOOR					
1	(E) CASEMENT	6'	8'	Benjamin Moore "Mediterranean Sky"	
2	(E) CASEMENT	3'	3' 8"	Benjamin Moore "Mediterranean Sky"	
3	(E) CASEMENT	3'	3' 8"	Benjamin Moore "Mediterranean Sky"	
4	(E) CASEMENT	3'	3' 8"	Benjamin Moore "Mediterranean Sky"	
5	(E) CASEMENT	2' 6"	3' 2"	Benjamin Moore "Mediterranean Sky"	
6	(N) CASEMENT	3'	3' 2"	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
7	(N) CASEMENT	3'	3' 2"	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
8	(N) CASEMENT	3'	3' 2"	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
9	(N) CASEMENT	3'	3' 2"	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
10	(N) CASEMENT	1' 6"	5'	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
11	(N) CASEMENT	1' 6"	5'	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
12	(N) CASEMENT	7'	4' 6"	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
13	(N) CASEMENT	1' 6"	5'	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
14	(N) CASEMENT	1' 6"	5'	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
SECOND FLOOR					
16	(E) FIXED	1' 6"	2'	Benjamin Moore "Mediterranean Sky"	
17	(E) CASEMENT	3'	3' 8"	Benjamin Moore "Mediterranean Sky"	
18	(E) CASEMENT	3'	3' 8"	Benjamin Moore "Mediterranean Sky"	
19	(E) CASEMENT	2' 6"	3' 2"	Benjamin Moore "Mediterranean Sky"	
20	(N) CASEMENT	3'	3' 2"	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
21	(N) CASEMENT	3'	3' 2"	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
22	(N) CASEMENT	3'	3' 2"	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
23	(N) CASEMENT	2'	3' 2"	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
24	(N) CASEMENT	2'	3' 2"	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
25	(N) CASEMENT	3' 6"	3' 2"	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
26	(N) CASEMENT	3' 6"	3' 2"	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
27	(N) CASEMENT	1' 6"	5'	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
28	(N) CASEMENT	1' 6"	5'	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
29	(N) CASEMENT	2'	3' 2"	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
30	(N) CASEMENT	3' 6"	3' 2"	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
31	(N) CASEMENT	3' 6"	3' 2"	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
32	(N) CASEMENT	3' 6"	3' 2"	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
33	(N) CASEMENT	3' 6"	3' 2"	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
34	(N) CASEMENT	3' 6"	3' 2"	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
35	(N) CASEMENT	3' 6"	3' 2"	Benjamin Moore "Mediterranean Sky"	(N) to match original existing
36	(N) CASEMENT	3' 6"	3' 2"	Benjamin Moore "Mediterranean Sky"	(N) to match original existing

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Suite 405
Los Angeles, CA 90028



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2181 E. Chevy
Chase Dr.
Glendale, CA
91206

REVISION SCHEDULE		
ISSUED TO	REV. DATE	REV. #

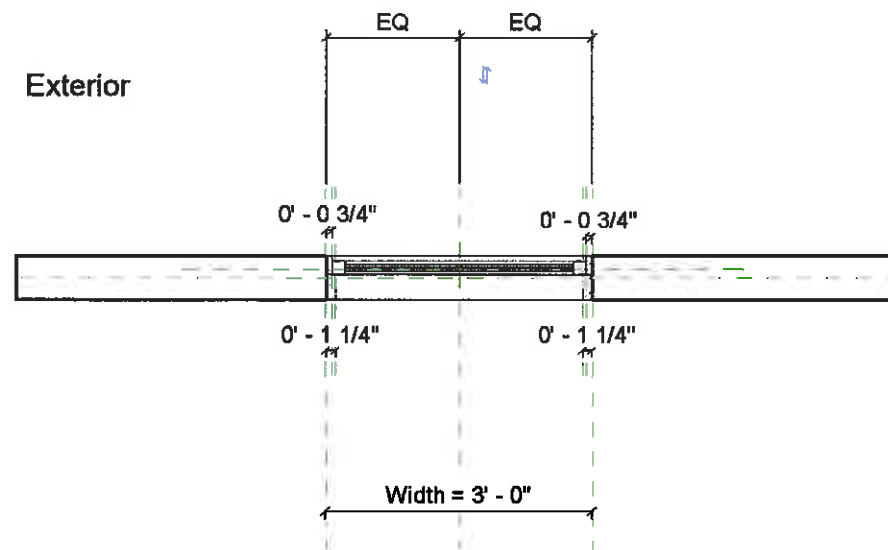
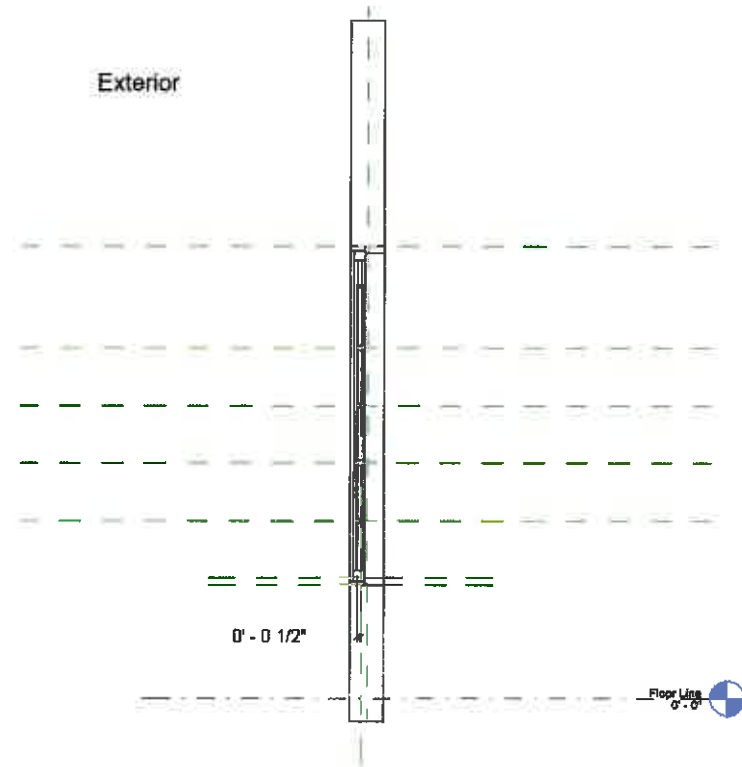
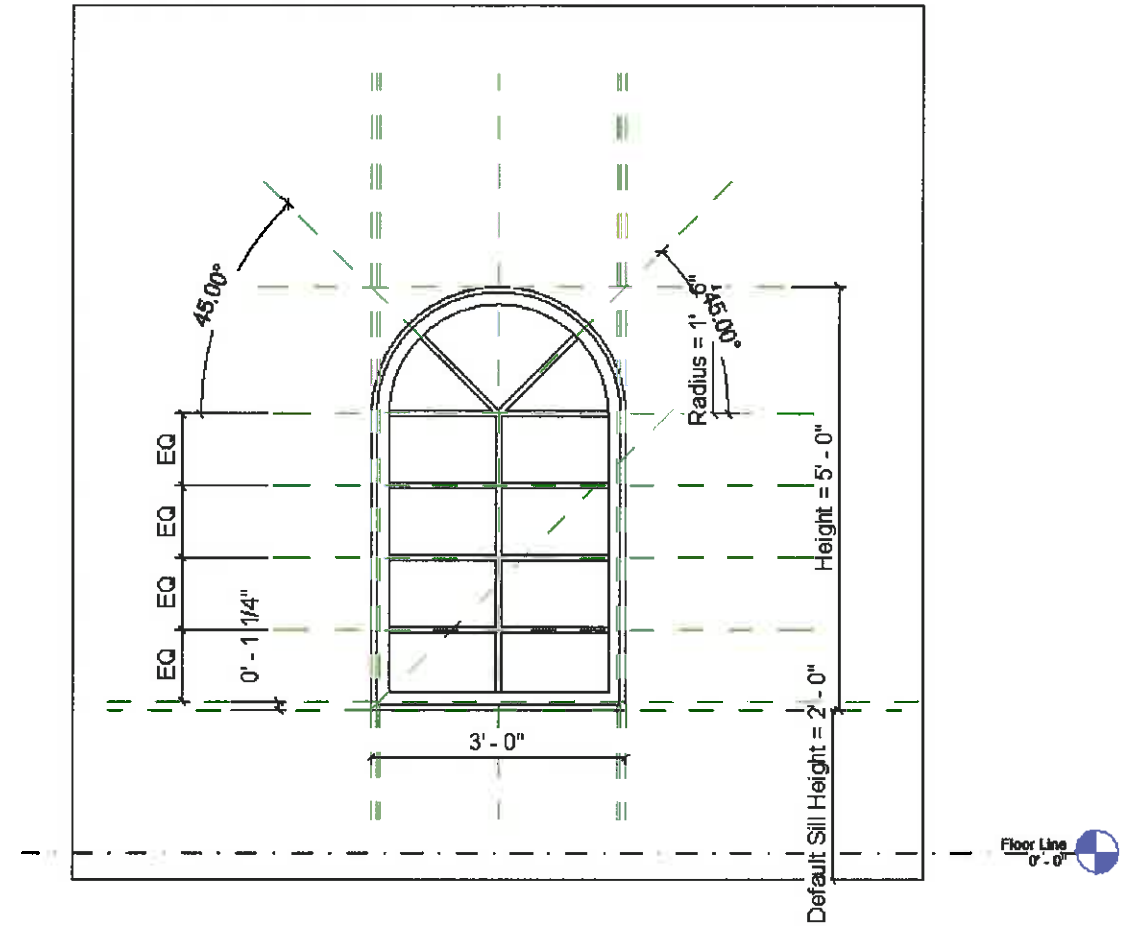
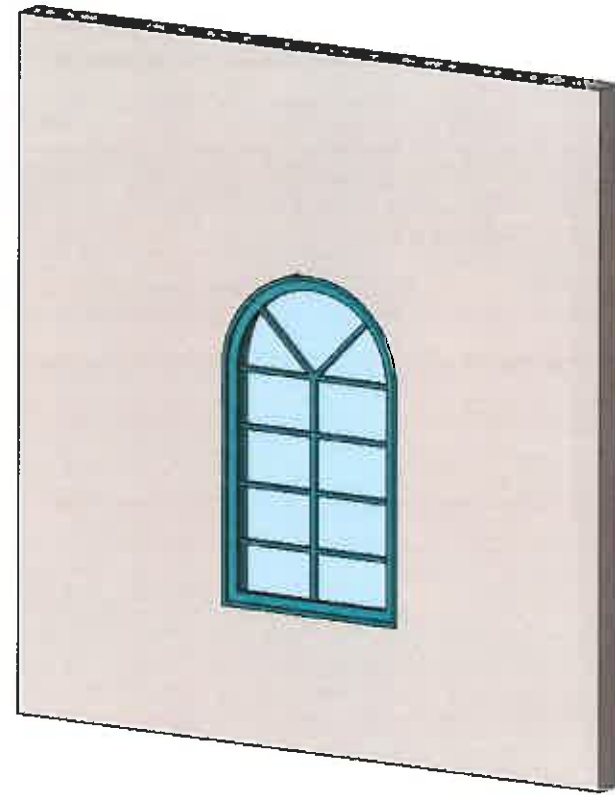
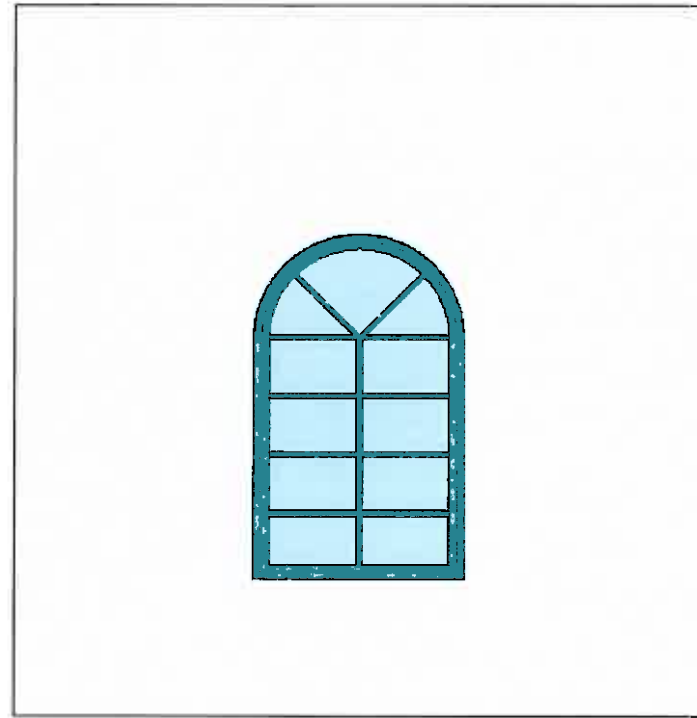
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PLAN CHECK SET	000001

SHEET TITLE	
WINDOW SCHEDULE	

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DATE:	Issue Date
CADD FILE:	PROJECT NUMBER
SHEET NUMBER	398

A3.13

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REVISION SCHEDULE

ISSUED TO	REV DATE	REV #

ISSUE DESCRIPTION

BID SET	00000/18
PLAN CHECK SET	00000/18

SHEET TITLE:
Window Detail Archtop
Notrim 2x4

SCALE:

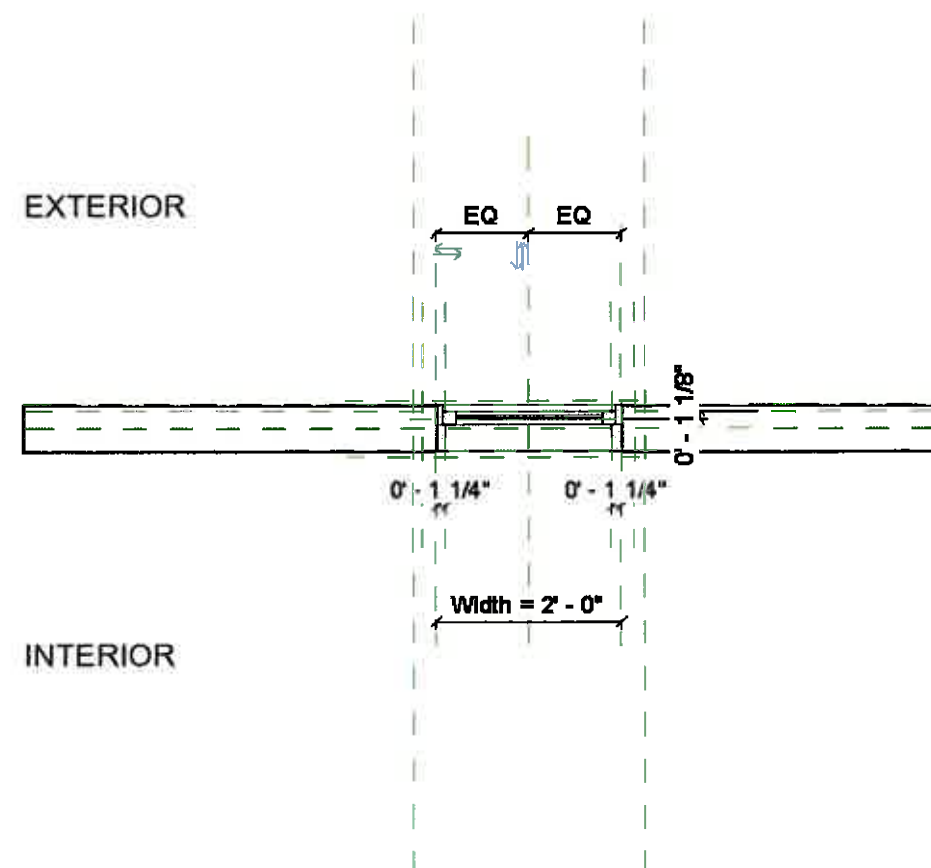
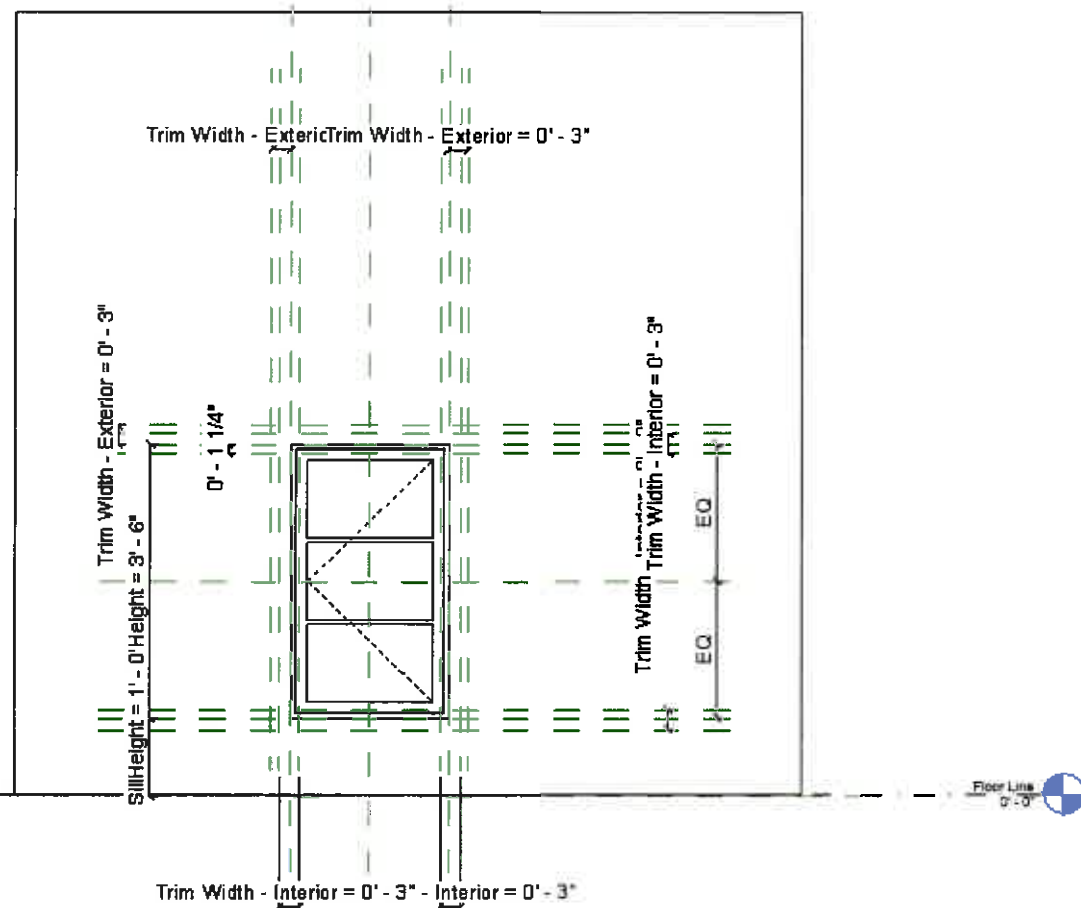
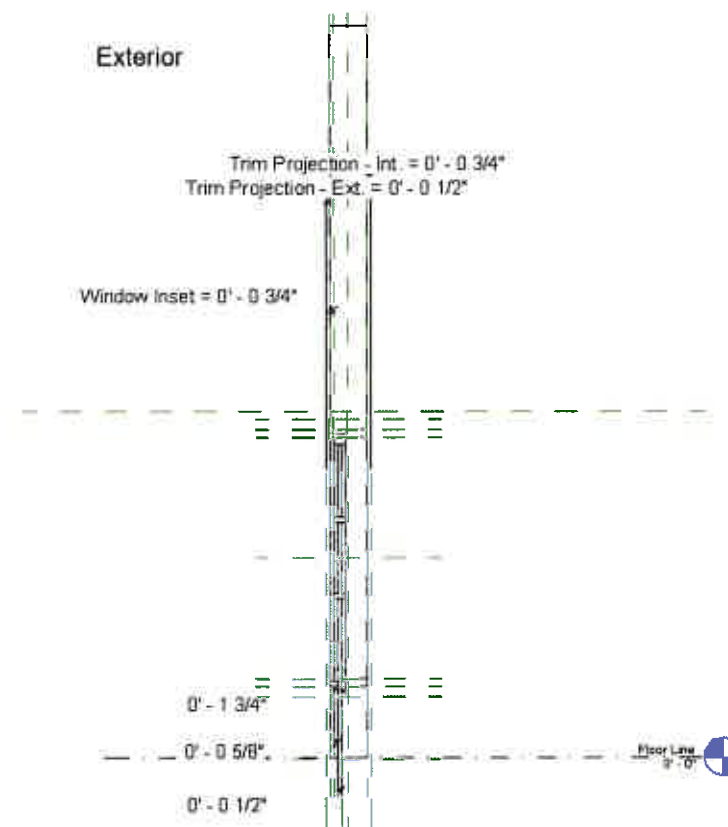
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SHEET NUMBER:

A3.16

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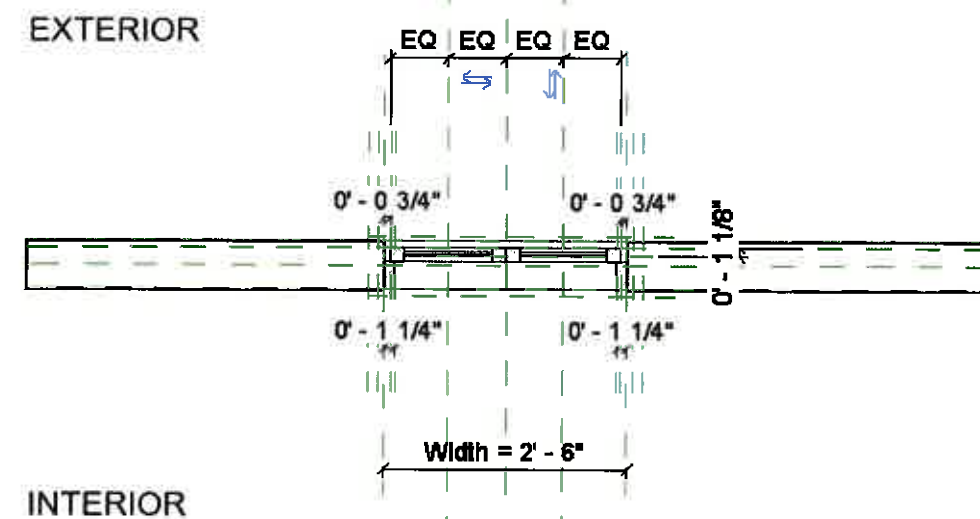
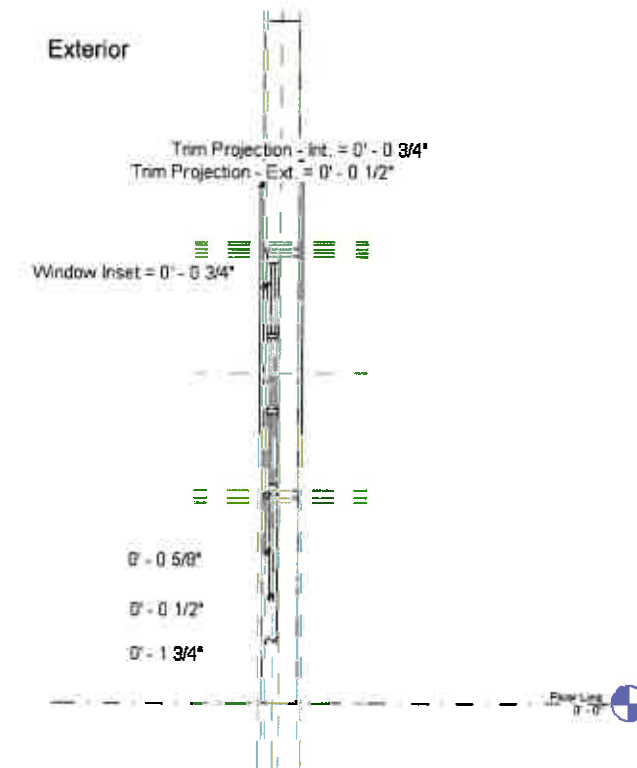


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REVISION SCHEDULE		
ISSUED TO	REV DATE	REV #
ISSUE DESCRIPTION		
BID SET		XXXXXX16
PLAN CHECK SET		XXXXXX18
SHEET TITLE		
Window Detail Casement 1x3 Notrim		
SCALE		
DATE		Issue Date
CADD FILE	PROJECT NUMBER 398	
SHEET NUMBER		
A3.17		

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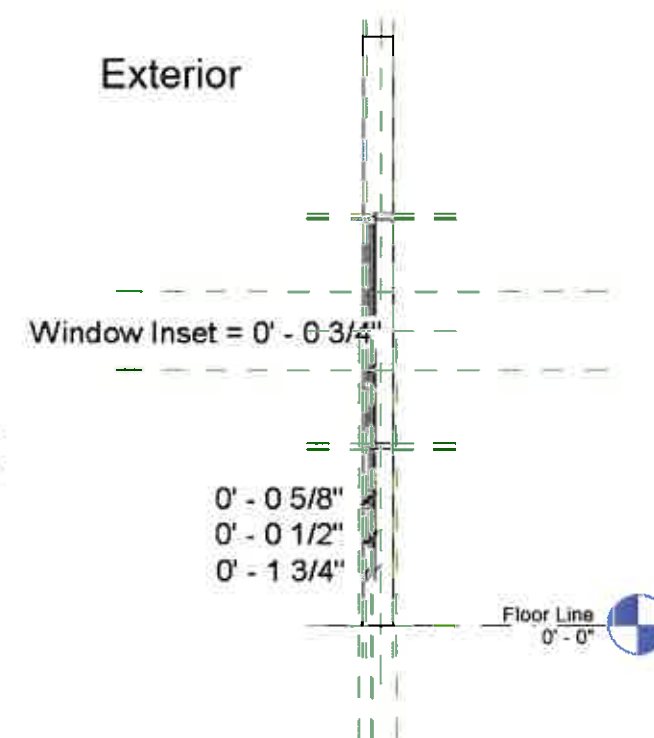
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ISSUED TO	REV. DATE	REV. #

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DRAWING TITLE Window Detail Dbl. Casement 1x3 Nastrim	
SCALE 	
DATE Issue Date 	
CADD FILE :	PROJECT NUMBER 398
SHEET NUMBER	
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REVISION SCHEDULE		
ISSUED TO:	REV DATE	REV #
ISSUE DESCRIPTION		
RD SET		00/00/00
PLAN CHECK SET		00/00/00

SHEET TITLE:
Window Detail Triple
Casement 1x3 Notran

SCALE

DATE: **Issue Date**

CADD FILE: **PROJECT NUMBER**
398

SHEET NUMBER

A3.19

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